

STAFF REPORT

Meeting Date: June 11, 2003

TO: LAFCO Commissioners

FROM: Everett Millais, Executive Officer

SUBJECT: North Shore at Mandalay Bay Proposals – Six-Month Extension of Time Requests

RECOMMENDATION:

Adopt resolutions granting extensions of time to December 31, 2003, for the following proposals, all relating to the North Shore at Mandalay Bay project:

- a.) LAFCO 99-33 City of Oxnard North Shore Reorganization
- b.) LAFCO 00-02 Annexation No. 67 (North Shore at Mandalay Bay to the Calleguas Municipal Water District
- c.) LAFCO 01-13 Calleguas Municipal Water District Annexation North Shore at Mandalay Bay No. 2
- d.) LAFCO 01-14 City of Oxnard North Shore Reorganization No. 2

DISCUSSION:

The North Shore at Mandalay Bay project is a residential development with a maximum of 300 single-family dwelling units located at the northeasterly corner of the intersection of Harbor Boulevard and West 5th Street. The total project area involved in the various LAFCO approvals is approximately 90 acres. A summary of the LAFCO actions relating to this project to date is attached. The last action was in May 2002 when an extension of time to June 30, 2003 was granted to complete proceedings.

The City of Oxnard and Calleguas Municipal Water District have each filed requests to extend the time for completion of proceedings for the North Shore at Mandalay Bay proposals for six months (to December 31, 2003). The reasons given for this request are:

COMMISSIONERS AND STAFF

COUNTY: Steve Bennett Kathy Long <i>Alternate:</i> Linda Parks	CITY: John Zaragoza, Vice Chair Evaristo Barajas <i>Alternate:</i> Don Waunch	SPECIAL DISTRICT: Jack Curtis Dick Richardson <i>Alternate:</i> Ted Grandsen	PUBLIC: Louis Cunningham, Chair <i>Alternate:</i> Kenneth M. Hess
EXECUTIVE OFFICER: Everett Millais	PLANNER III: Hollie Brunsky	CLERK: Debbie Schubert	LEGAL COUNSEL: Noel Klebaum

- The amendment to the City of Oxnard's Local Coastal Plan (LCP) related to this project required that a site to the northwest of the project area (adjacent to and northerly of the Reliant Energy power generation facility on Harbor Boulevard) be purchased and used as a mitigation area for the propagation of rare and endangered plant species. Use of the off-site property requires a separate Coastal Development Permit from the County. The project developers have acquired this 28-acre off-site area and have recently filed a "Wetland Creation/Enhancement Plan" with the County seeking the necessary permits. Processing of these County permits will take at least 4 to 6 months.
- Based on the Coastal Commission's action, modifications are required to the tentative tract map for the project and the City of Oxnard must approve a Coastal Development Permit consistent with the approved Local Coastal Plan Amendment. Processing of the Coastal Permit and related actions with the City of Oxnard is expected to take up to six months.
- The Coastal Commission's approval of the amendment to the City of Oxnard's LCP was the subject of a lawsuit filed by the California Native Plant Society. While this lawsuit was listed by both the City of Oxnard and Calleguas as a rationale for a further time extension, according to City of Oxnard staff the lawsuit has just recently been resolved in the favor of the Coastal Commission.
- Calleguas Municipal Water District has indicated that the time frame for annexing the project area to the Metropolitan Water District of Southern California was previously extended by Metropolitan to December 31, 2003. Annexation into Metropolitan is part of the required actions for the annexation to Calleguas to be completed. Calleguas has stated in their letter for this extension of time request that a further time extension by Metropolitan is "very unlikely."

LAFCO approvals automatically expire unless proceedings are completed within one year of approval or unless the Commission takes affirmative action to grant an extension. Government Code Section 57001 states:

"If a certificate of completion for a change of organization or reorganization has not been filed within one year after the commission approves a proposal for that proceeding, the proceeding shall be deemed abandoned unless prior to the expiration of that year the commission authorizes an extension of time for that completion. The extension may be for any period deemed reasonable to the commission for completion of necessary prerequisite actions by any party."

Section 57001 could be interpreted to allow only one extension of time. The purpose of the section, however, is to avoid having incomplete proceedings pending for an indefinite period. Impliedly, the Commission has discretion to extend the deadline "for any period deemed reasonable" for a second, or even a third, time.

The extension of time requests that have now been filed by both the City of Oxnard and Calleguas Municipal Water District for the North Shore proposals are the third extension requests for the original approvals relating to most of the project area and the second extension requests for the actions approved in 2001 relating to a 70 foot wide strip along the Reliant Canal that will, if the project goes forward, be dedicated to the City of Oxnard for recreational purposes. Like the prior extension requests, the basic rationale given for these extension requests is because the North Shore project still does not have all the necessary entitlements to proceed.

While the various LAFCO proceedings could potentially be completed before the current June 30, 2003 expiration date, to do so will require substantial fees to be paid for service connections, especially standby charges for Metropolitan Water District. The project developers obviously prefer not to pay these service connection charges until they have all approvals.

LAFCO can deny the extension of time requests, but denial actions would only affect the requested extensions of time. The prior LAFCO approvals of the reorganization and annexation actions will remain effective until June 30, 2003. If LAFCO denies the extension of time requests, the only way the project developers could preserve their ability to have the necessary Coastal Development Permit considered by the City of Oxnard, and the related Coastal Development Permit for the mitigation site considered by either the County, would be to pay the fees to Calleguas for Metropolitan Water District, thus causing Calleguas to notify LAFCO to record and finalize the reorganization and annexation before June 30, 2003. Given the current timing, however, it might not be possible for either Calleguas or Metropolitan to act quickly enough before the June 30 expiration date. Should this happen, though, the reorganizations and annexations would be finalized whether or not the project receives all it's necessary entitlements from the City of Oxnard and the County.

Staff believes that it would not be in the best interest of any of the parties to deny the requested extensions of time and potentially force the prospect of having the reorganizations and annexations finalized when the project causing the need for services can still be denied. The City of Oxnard's action on a Coastal Development Permit, and the related Coastal Development Permit for the mitigation site, qualify as "prerequisite" actions. In addition, given the fact that Metropolitan Water District has a time limit for annexation to that District of December 31, 2003, it is desirable to align all dates for completion of proceedings. Thus, a further six-month extension is recommended.

ALTERNATIVES TO THE RECOMMENDATION - ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue all

matters should state specifically the type of information desired and specify a date certain for further consideration.

- B. If the Commission, following the public testimony and review of materials submitted wishes to deny the extension of time requests, a motion to deny should be made separately for each action.

Attachments:

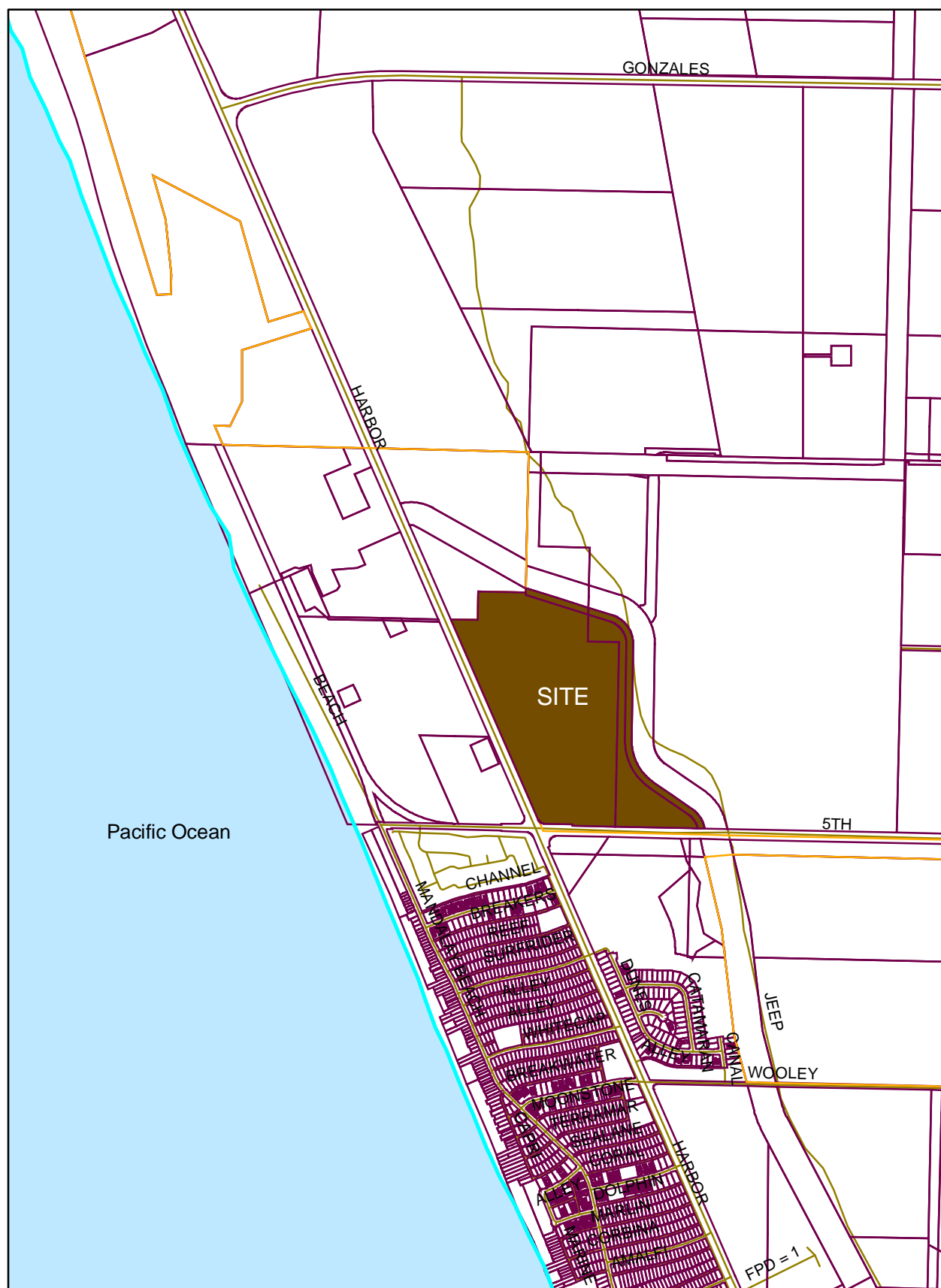
1. Summary of LAFCO Actions – North Shore at Mandalay Bay Project
2. Vicinity Map
3. Resolutions granting extensions of time to December 31, 2003, for:
 - a.) LAFCO 99-33 City of Oxnard North Shore Reorganization
 - b.) LAFCO 00-02 Annexation No. 67 (North Shore at Mandalay Bay to the Calleguas Municipal Water District
 - c.) LAFCO 01-13 Calleguas Municipal Water District Annexation North Shore at Mandalay Bay No. 2
 - d.) LAFCO 01-14 City of Oxnard North Shore Reorganization No. 2

SUMMARY OF VENTURA LAFCO ACTIONS
North Shore at Mandalay Bay Project
City of Oxnard
Calleguas Municipal Water District

DATE	LAFCO ACTION
April 19, 2000	<p><u>LAFCO 99-33 North Shore Reorganization</u> – Annexation to City of Oxnard, Detachment from Ventura County Fire Protection District & Detachment from Ventura County Resource Conservation District; approved, <i>including</i> the Reliant Energy Canal Area (108.645 acres)</p> <p><u>LAFCO 00-02 Annexation No. 67 (North Shore at Mandalay Bay) to the Calleguas Municipal Water District</u> and the Metropolitan Water District of Southern California; approved, <i>including</i> the Reliant Energy canal area (105.628 acres)</p>
June 21, 2000	<p><u>Reconsideration – LAFCO 99-33 North Shore Reorganization</u> – Annexation to City of Oxnard, Detachment from Ventura County Fire Protection District & Detachment from Ventura County Resource Conservation District; approved, <i>excluding</i> the Reliant Energy Canal Area (82.255 acres)</p> <p><u>Reconsideration - LAFCO 00-02 Annexation No. 67 (North Shore at Mandalay Bay) to the Calleguas Municipal Water District</u> and the Metropolitan Water District of Southern California; approved, <i>excluding</i> the Reliant Energy canal area (88.964 acres)</p>
May 16, 2001	<p><u>LAFCO 99-33 A1 North Shore at Mandalay Bay Reorganization</u>; approved 1 year extension of time to June 21, 2002</p> <p><u>LAFCO 00-02 A1 Annexation No. 67 (North Shore at Mandalay Bay) to the Calleguas Municipal Water District</u>; approved 1 year extension of time to June 21, 2002</p>
June 13, 2001	<p><u>LAFCO 01-14 North Shore Reorganization No. 2</u> - Annexation to City of Oxnard, Detachment from Ventura County Fire Protection District & Detachment from Ventura County Resource Conservation District, approved for a portion of the Reliant Energy canal area to be ultimately dedicated to the City of Oxnard for a bike & pedestrian path (5.89 acres)</p> <p><u>LAFCO 01-13 Calleguas Water District Annexation – North Shore at Mandalay Bay No. 2</u>; approved for a portion of the Reliant Energy canal area to be ultimately dedicated to the City of Oxnard for a bike & pedestrian path (5.887 acres)</p>

SUMMARY OF VENTURA LAFCO ACTIONS
North Shore at Mandalay Bay Project
City of Oxnard
Calleguas Municipal Water District

DATE	LAFCO ACTION
May 15, 2002	<p data-bbox="443 346 1443 430"><u>LAFCO 99-33 A2 North Shore at Mandalay Bay Reorganization;</u> approved a 2nd 1 year extension of time to June 30, 2003</p> <p data-bbox="443 451 1443 577"><u>LAFCO 00-02 A2 Annexation No. 67 (North Shore at Mandalay Bay)</u> <u>to the Calleguas Municipal Water District;</u> approved a 2nd 1 year extension of time to June 30, 2003</p> <p data-bbox="443 598 1443 682"><u>LAFCO 01-14 A1 North Shore Reorganization No. 2;</u> approved an extension of time to June 30, 2003</p> <p data-bbox="443 703 1443 829"><u>LAFCO 01-13 A1 Calleguas Water District Annexation – North Shore</u> <u>at Mandalay Bay No. 2;</u> approved an extension of time to June 30, 2003</p>



Ventura LAFCO - North Shore at Mandalay Bay Project



LAFCO 99-33-A3
RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION APPROVING AN
ADDITIONAL SIX-MONTH EXTENSION OF TIME FOR
CITY OF OXNARD - NORTH SHORE REORGANIZATION

WHEREAS, the Ventura Local Agency Formation Commission (LAFCO) approved, upon reconsideration, the City of Oxnard – North Shore Reorganization on June 21, 2000; and

WHEREAS, Government Code Section 57001 requires that a certificate of completion be recorded within one year after LAFCO approved the reorganization proposal, unless extended by LAFCO; and

WHEREAS, on May 16, 2001 LAFCO approved an extension of time until June 21, 2002 for the certificate of completion to be recorded in order for Coastal Commission action to occur relating to the proposal; and

WHEREAS, on May 15, 2002 LAFCO approved an extension of time until June 30, 2003 for the certificate of completion to be recorded in order for Coastal Commission action to occur relating to the proposal; and

WHEREAS, the City of Oxnard has submitted a request to LAFCO to further extend the time for the recordation of a certificate of completion for an additional six month time period so the City can consider a Coastal Development Permit relating to the proposal; and

WHEREAS, the request was submitted prior to the expiration of the one year time limit set forth in Section 57001, as extended by the Commission, and all LAFCO fees have been paid; and

WHEREAS, approval of a Coastal Development Permit by the City of Oxnard and a related Coastal Development Permit from the County of Ventura for a site to be used as a rare and endangered species plant propagation area are prerequisite actions for services to be necessary; and

WHEREAS, denial of the request to extend the time for the recordation of a certificate of completion could cause the reorganization to be completed prior to final action by the City of Oxnard, and prior to the need for services to be provided to the reorganization area; and

WHEREAS, no new issues or impacts have been raised since LAFCO's approval of the reorganization proposal which were not known and considered at the time of approval; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the requested extension of time, including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, LAFCO finds the requested extension of time to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The Executive Officer's Staff Report and Recommendation dated June 11, 2003 is adopted.
- (2) The time frame for recording a certificate of completion to complete proceedings for LAFCO 99-33 City of Oxnard – North Shore Reorganization is hereby extended to December 31, 2003.
- (3) All provisions, terms and conditions of the resolution approving LAFCO 99-33, dated June 21, 2000, shall remain in effect.

This resolution was adopted on June 11, 2003.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

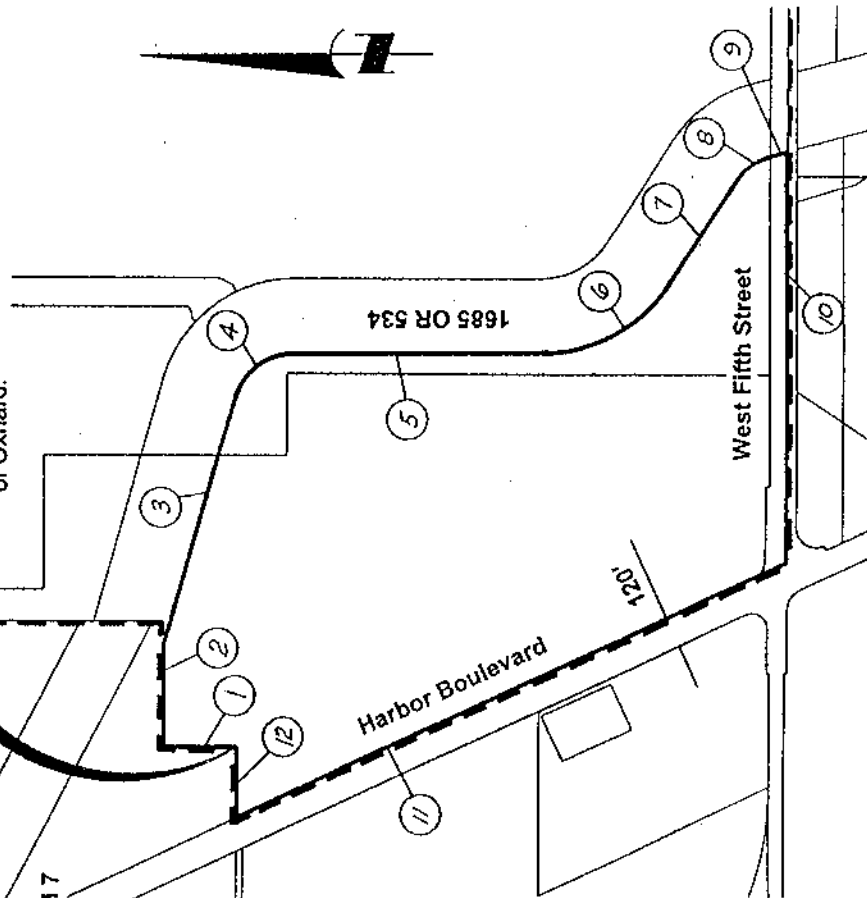
Copies: City of Oxnard
Ventura County Surveyor
Ventura County Planning

Annexation 61-10A
(Southern California Edison)
City of Oxnard
Sec. of St. ~ 1/2/62

P.O.B.

Beginning at the easterly terminus of the
30th course of Annexation 61-10A
(Southern California Edison) to the City
of Oxnard.

19 PM 7

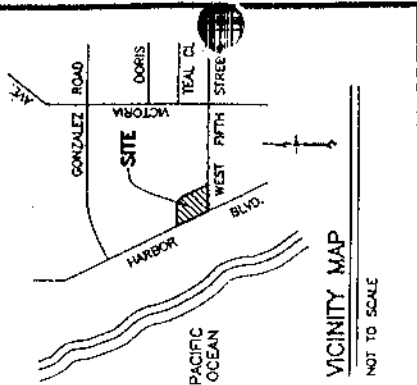
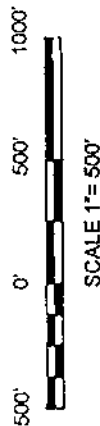


--- EXISTING CITY OF OXNARD BOUNDARY
--- PROPOSED ANNEXATION BOUNDARY

COURSES

- 1st - N 01°13'38" E 300.00'
- 2nd - S 88°47'04" E 406.75'
- 3rd - S 72°39'02" E 1025.64'
- 4th - R = 250.00'; L = 320.85'; D = 73°32'05"
- 5th - S 00°53'03" W 1007.61'
- 6th - R = 600.00'; L = 589.40'; D = 56°17'01"
- 7th - S 55°23'58" E 492.86'
- 8th - R = 250.00'; L = 181.72'; D = 41°38'48"
- 9th - S 13°45'10" E 68.94'
- 10th - N 88°47'04" W 1644.53'
- 11th - N 23°34'50" W 2435.34'
- 12th - S 88°47'04" E 284.35'

82.255 ACRES



PREPARED BY:
BRAITMAN AND ASSOCIATES
8277 CHESHIRE STREET
VENTURA, CALIFORNIA 93004
(805) 647-7612

99-33

NORTH SHORE REORGANIZATION ANNEXATION TO THE CITY OF OXNARD AND DETACHMENT FROM THE VENTURA COUNTY FIRE PROTECTION DISTRICT AND DETACHMENT FROM THE VENTURA COUNTY RESOURCE CONSERVATION DISTRICT

Portions of Lots 115, 116, 117, 118, 120, 121, 122, 143, 144, and 145, and a portion of West Fifth Street, in the County of Ventura, State of California, as said lots and street are shown on the map of the Patterson Ranch Subdivision per 8 MR 1.

**NORTH SHORE REORGANIZATION
ANNEXATION TO THE CITY OF OXNARD AND
DETACHMENT FROM THE VENTURA COUNTY FIRE
PROTECTION DISTRICT AND DETACHMENT FROM THE
VENTURA COUNTY RESOURCE CONSERVATION DISTRICT**

Portions of Lots 115, 116, 117, 118, 120, 121, 122, 143, 144, and 145, and a portion of West Fifth Street, in the County of Ventura, State of California, as said lots and street are shown on the map of the Patterson Ranch Subdivision recorded in the office of the County Recorder of said County in Book 8, Page 1 of Miscellaneous Records, described as follows:

Beginning at the southeast corner of Parcel C as shown on the Parcel Map No. 74-24 filed in the office of said County Recorder in Book 19, Page 7 of Parcel Maps, said corner being the easterly terminus of the 30th course of Annexation 61-10A (Southern California Edison) to the City of Oxnard as filed with the Secretary of State on January 2, 1962; thence, along the boundary of said Parcel C and the existing City of Oxnard boundary by the following two courses:

1st - North 01°13'38" East 300.00 feet; thence,

2nd - South 88°47'04" East 406.75 feet to the southerly line of the parcel described in the deed to the Southern California Edison Company recorded in the office of said County Recorder on December 22, 1958, as Document No. 56058 in Book 1685, Page 534 of Official Records; thence, leaving said city boundary along the southerly and westerly boundary of said Southern California Edison parcel by the following seven courses:

3rd - South 72°39'02" East 1025.64 feet to the beginning of a curve concaved southwesterly and having a radius of 250.00 feet; thence, along said curve,

4th - Easterly, southeasterly, and southerly 320.85 feet through a central angle of 73°32'05"; thence,

5th - South 00°53'03" West 1007.61 feet to the beginning of a curve concaved northeasterly and having a radius of 600.00 feet; thence, along said curve,

6th - Southerly and southeasterly 589.40 feet through a central angle of 56°17'01"; thence,

7th - South 55°23'58" East 492.86 feet to the beginning of a curve concaved southwesterly and having a radius of 250.00 feet; thence, along said curve,

- 8th - Southeasterly and southerly 181.72 feet through a central angle of $41^{\circ}38'48''$; thence,
- 9th - South $13^{\circ}45'10''$ East 68.94 feet to said existing City of Oxnard boundary; thence, along said existing boundary by the following three courses:
- 10th - North $88^{\circ}47'04''$ West 1644.53 feet to the easterly line of Harbor Boulevard, 120.00 feet wide; thence, along said easterly line,
- 11th - North $23^{\circ}34'50''$ West 2435.34 feet to the southerly boundary of said Parcel C filed in said Book 19, Page 7 of Parcel Maps; thence, along the southerly boundary of said Parcel C,
- 12th - South $88^{\circ}47'04''$ East 284.35 feet to the point of beginning and containing 82.255 acres.

LAFCO 00-02-A3
RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION APPROVING AN
ADDITIONAL SIX-MONTH EXTENSION OF TIME FOR
ANNEXATION NO. 67 (NORTH SHORE AT MANDALAY
BAY) TO THE CALLEGUAS MUNICIPAL WATER
DISTRICT AND METROPOLITAN WATER DISTRICT OF
SOUTHERN CALIFORNIA

WHEREAS, the Ventura Local Agency Formation Commission (LAFCO) approved, upon reconsideration, LAFCO 00-02 Annexation No. 67 (North Shore at Mandalay Bay) to the Calleguas Municipal Water District and Metropolitan Water District of Southern California on June 21, 2000; and

WHEREAS, Government Code Section 57001 requires that a certificate of completion be recorded within one year after LAFCO approved the reorganization proposal, unless extended by LAFCO; and

WHEREAS, on May 16, 2001 LAFCO approved an extension of time until June 21, 2002 for the certificate of completion to be recorded in order for Coastal Commission action to occur relating to the proposal; and

WHEREAS, on May 15, 2002 LAFCO approved an extension of time until June 30, 2003 for the certificate of completion to be recorded in order for Coastal Commission action to occur relating to the proposal; and

WHEREAS, Calleguas Municipal Water District has submitted a request to LAFCO to further extend the time for the recordation of a certificate of completion for an additional six-month time period so that the City of Oxnard can consider a Coastal Development Permit relating to the proposal; and

WHEREAS, the request was submitted prior to the expiration of the one year time limit set forth in Section 57001, as extended by the Commission, and all LAFCO fees have been paid; and

WHEREAS, approval of a Coastal Development Permit by the City of Oxnard and a related Coastal Development Permit from the County of Ventura for a site to be used as a rare and endangered species plant propagation area are prerequisite actions for services to be necessary; and

WHEREAS, denial of the request to extend the time for the recordation of a certificate of completion could cause the reorganization to be completed prior to final action by the City of Oxnard, and prior to the need for services to be provided to the reorganization area; and

WHEREAS, no new issues or impacts have been raised since LAFCO's approval of the reorganization proposal which were not known and considered at the time of approval; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the requested extension of time, including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, LAFCO finds the requested extension of time to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The Executive Officer's Staff Report and Recommendation dated June 11, 2003 is hereby adopted.
- (2) The time frame for recording a certificate of completion to complete proceedings for LAFCO 00-02 Annexation No. 67 (North Shore at Mandalay Bay) to the Calleguas Municipal Water District and Metropolitan Water District of Southern California is hereby extended to December 31, 2003.
- (3) All provisions, terms and conditions of the resolution approving LAFCO 00-02, dated June 21, 2000, shall remain in effect.

This resolution was adopted on June 11, 2003.

AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies: Calleguas Municipal Water District
Ventura County Surveyor
Ventura County Planning

LAFCO 00-02-A3 Resolution of Approval
Extension of Time Request
Calleguas Municipal Water District – North Shore at Mandalay Bay
June 11, 2003
Page 2 of 3

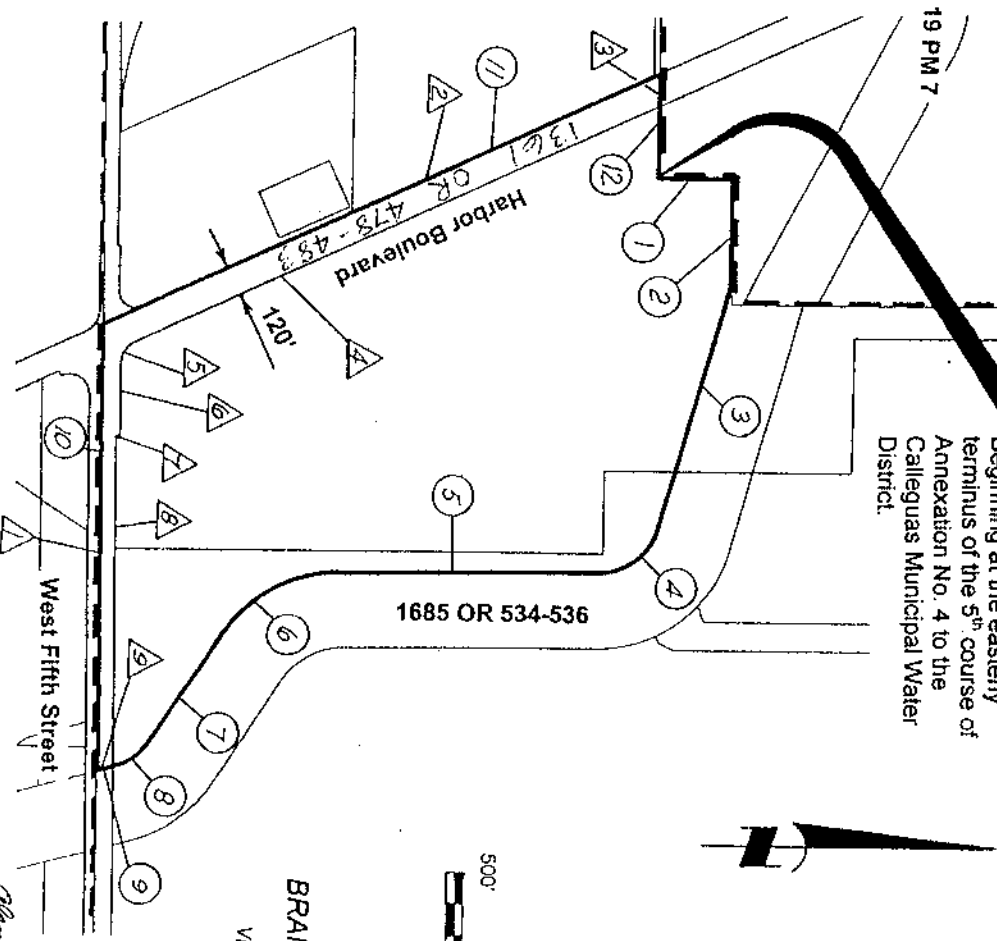
FINAL MAP/LEGAL DESCRIPTION
 APPROVED BY VENTURA LOCAL
 AGENCY FORMATION
 ON 9/18/12
 E. [Signature]

EXHIBIT A

00-02

Annexation No. 4
 Calleguas Municipal Water District
 Bd. of Dir. ~ 12/7/64

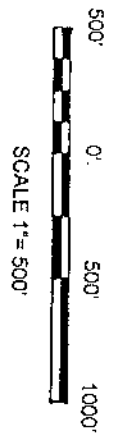
P.O.B.
 Beginning at the easterly
 terminus of the 5th course of
 Annexation No. 4 to the
 Calleguas Municipal Water
 District.



EXISTING CALLEGUAS MUNICIPAL WATER DISTRICT BOUNDARY
 PROPOSED ANNEXATION BOUNDARY

- COURSES**
- 1st - N 01°13'38" E 300.00'
 - 2nd - S 88°47'04" E 406.75'
 - 3rd - S 72°39'02" E 1025.64'
 - 4th - R = 250.00'; L = 320.85'; D = 73°32'05"
 - 5th - S 00°53'03" W 1007.61'
 - 6th - R = 600.00'; L = 589.40'; D = 56°17'01"
 - 7th - S 55°23'58" E 492.86'
 - 8th - R = 250.00'; L = 181.72'; D = 41°38'48"
 - 9th - S 13°45'10" E 68.94'
 - 10th - N 88°47'04" W 1776.72'
 - 11th - N 23°34'50" W 2435.34'
 - 12th - S 88°47'04" E 416.54'

88,964 Gross Acres
 -9,270 Road Acres
 79,694 Net Acres



PREPARED BY:
BRAITMAN AND ASSOCIATES
 8277 CHESHIRE STREET
 VENTURA, CALIFORNIA 93004
 (805) 647-7612



Alan Kessler
 7/5/2000

ROAD COURSES:

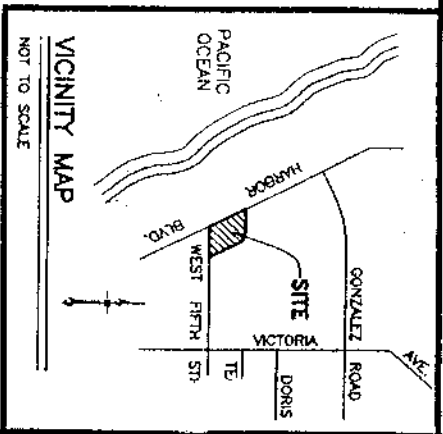
- 1st - N 88°47'04" W 1776.72'
- 2nd - N 23°34'50" W 2435.34'
- 3rd - S 88°47'04" E 132.19'
- 4th - S 23°34'50" E 2296.05'
- 5th - R = 80.00'; L = 91.04'; D = 65°12'14"
- 6th - S 88°47'04" E 293.79'
- 7th - S 01°12'56" W 16.00'
- 8th - S 88°47'04" E 1319.42'
- 9th - S 13°45'10" E 66.24'

9,270 ACRES

ANNEXATION NO. 67

TO
 CALLEGUAS MUNICIPAL WATER DISTRICT

Portions of Lots 115, 116, 117, 118, 120, 121, 122, 123, 142, 143, 144, and 145, and a portion of West Fifth Street, in the County of Ventura, State of California, as said lots and street are shown on the map of the Patterson Ranch Subdivision per 8 MR 1-9.



00-02

ANNEXATION NO. 67
(North Shore at Mandalay Bay)
TO
CALLEGUAS MUNICIPAL WATER DISTRICT

EXHIBIT A

Portions of Lots 115, 116, 117, 118, 120, 121, 122, 123, 142, 143, 144, and 145, and a portion of West Fifth Street, in the County of Ventura, State of California, as said lots and street are shown on the map of the Patterson Ranch Subdivision recorded in the office of the County Recorder of said County in Book 8, Pages 1-9 of Miscellaneous Records (Maps), described as follows:

Beginning at the southeast corner of Parcel C as shown on the Parcel Map No. 74-24 filed in the office of said County Recorder in Book 19, Page 7 of Parcel Maps, said corner being the easterly terminus of the 5th course of Annexation No. 4 to the Calleguas Municipal Water District as adopted by the Board of Directors of said Calleguas Municipal Water District on December 7, 1964; thence, along the boundary of said Parcel C and the existing Calleguas Municipal Water District boundary by the following three courses:

- 1st - North 01°13'38" East 300.00 feet; thence,
- 2nd - South 88°47'04" East 406.75 feet to the southerly line of the parcel described in the deed to the Southern California Edison Company recorded in the office of said County Recorder on December 22, 1958, as Document No. 56058 in Book 1685, Pages 534-536 of Official Records; thence, leaving said district boundary along the southerly and westerly boundary of said Southern California Edison parcel by the following seven courses:
- 3rd - South 72°39'02" East 1025.64 feet to the beginning of a curve concave southwesterly and having a radius of 250.00 feet; thence, along said curve,
- 4th - Easterly, southeasterly, and southerly 320.85 feet through a central angle of 73°32'05"; thence,
- 5th - South 00°53'03" West 1007.61 feet to the beginning of a curve concave northeasterly and having a radius of 600.00 feet; thence, along said curve,
- 6th - Southerly and southeasterly 589.40 feet through a central angle of 56°17'01"; thence,
- 7th - South 55°23'58" East 492.86 feet to the beginning of a curve concave southwesterly and having a radius of 250.00 feet; thence, along said curve,
- 8th - Southeasterly and southerly 181.72 feet through a central angle of 41°38'48"; thence,

- 9th - South 13°45'10" East 68.94 feet to said existing Calleguas Municipal Water District boundary; thence, along said existing boundary,
- 10th - North 88°47'04" West 1776.72 feet to the westerly line of Harbor Boulevard, 120.00 feet wide, described in the Easement Deed recorded December 16, 1955 in Book 1361, Pages 478-483 of Official Records of said County; thence, along said westerly line,
- 11th - North 23°34'50" West 2435.34 feet to said existing Calleguas Municipal Water District boundary; thence, along said existing boundary,
- 12th - South 88°47'04" East 416.54 feet to the point of beginning.

88.964 Gross Acres
-9.270 Road Acres
79.694 Net Acres



Alan Azell Rawlins
7/5/2000

FINAL MAP/LEGAL DESCRIPTION
APPROVED BY VENTURA COUNTY
AGENCY FORMATION COMMISSION
ON 9/16/02
BY [Signature]

LAFCO 01-13-A2
RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION APPROVING A SIX-MONTH
EXTENSION OF TIME FOR CALLEGUAS MUNICIPAL
WATER DISTRICT ANNEXATION – NORTH SHORE AT
MANDALAY BAY NO. 2 (CALLEGUAS ANNEXATION NO.
73)

WHEREAS, the Ventura Local Agency Formation Commission (LAFCO) approved the Calleguas Municipal Water District Annexation - North Shore at Mandalay Bay No. 2 (Calleguas Annexation No. 73) on June 13, 2001; and

WHEREAS, Government Code Section 57001 requires that a certificate of completion be recorded within one year after LAFCO approved the reorganization proposal, unless extended by LAFCO; and

WHEREAS, on May 15, 2002 LAFCO approved an extension of time until June 30, 2003 for the certificate of completion to be recorded in order for Coastal Commission action to occur relating to the proposal; and

WHEREAS, the Calleguas Municipal Water District has submitted a request to LAFCO to extend the time for the recordation of a certificate of completion for an additional six-month time period so that the City of Oxnard can consider a Coastal Development Permit relating to the proposal; and

WHEREAS, the request was submitted prior to the expiration of the one year time limit set forth in Section 57001, and all LAFCO fees have been paid; and

WHEREAS, approval of a Coastal Development Permit by the City of Oxnard and a related Coastal Development Permit from the County of Ventura for a site to be used as a rare and endangered species plant propagation area are prerequisite actions for services to be necessary; and

WHEREAS, denial of the request to extend the time for the recordation of a certificate of completion could cause the reorganization to be completed prior to final action by the City of Oxnard, and prior to the need for services to be provided to the reorganization area; and

WHEREAS, no new issues or impacts have been raised since LAFCO's approval of the reorganization proposal which were not known and considered at the time of approval; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the requested extension of time, including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, LAFCO finds the requested extension of time to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The Executive Officer's Staff Report and Recommendation dated June 11, 2003 is hereby adopted.
- (2) The time frame for recording a certificate of completion to complete proceedings for LAFCO 01-13 Calleguas Municipal Water District Annexation - North Shore at Mandalay Bay No. 2 (Calleguas Annexation No. 73) is hereby extended to December 31, 2003.
- (3) All provisions, terms and conditions of the resolution approving LAFCO 01-13, dated June 13, 2001, shall remain in effect.

This resolution was adopted on June 11, 2003.

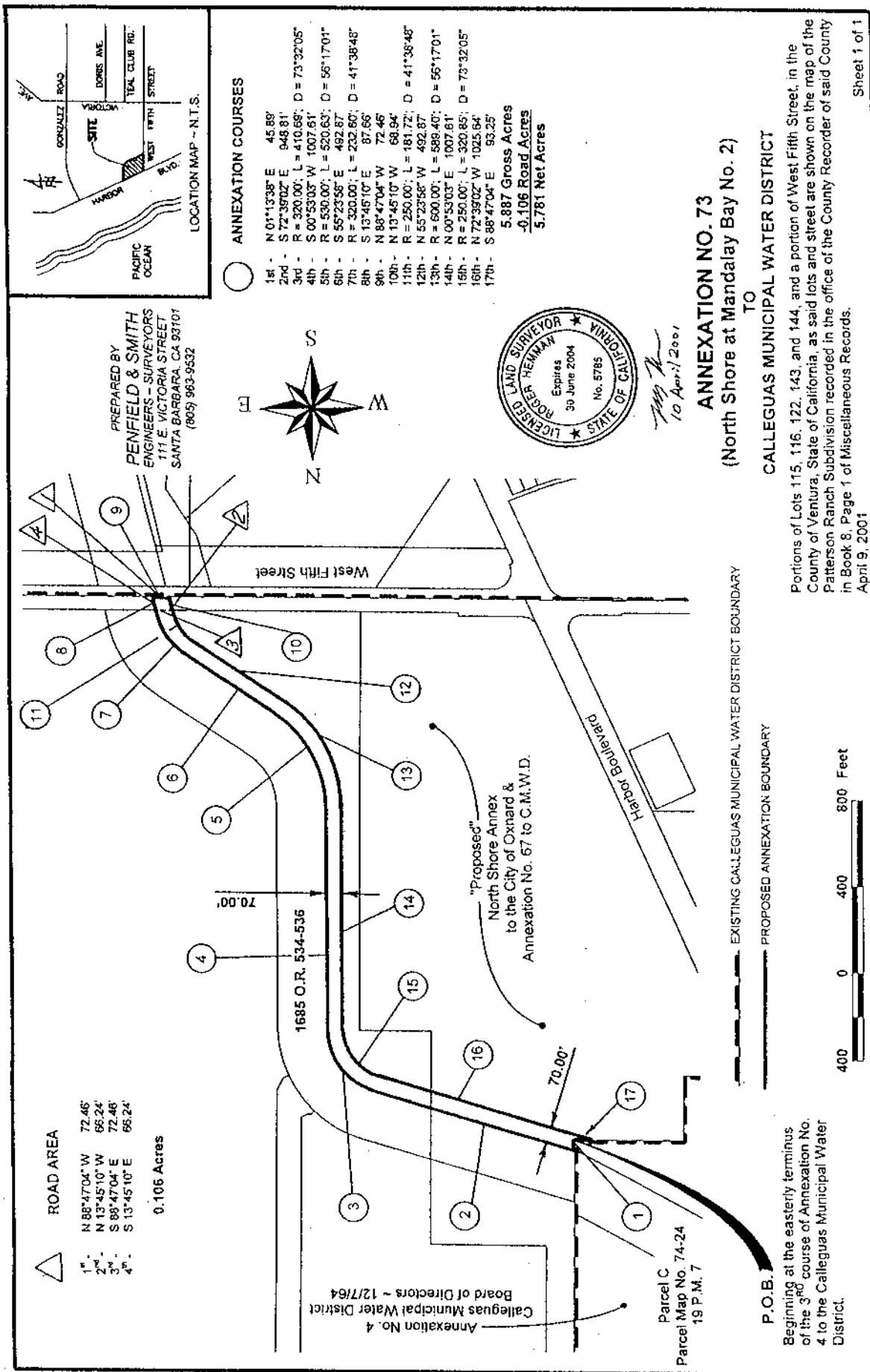
AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies: Calleguas Municipal Water District
Ventura County Surveyor
Ventura County Planning



ANNEXATION NO. 73
(North Shore at Mandalay Bay No. 2)
TO
CALLEGUAS MUNICIPAL WATER DISTRICT

01-13

Portions of Lots 115, 116, 122, 143, and 144, and a portion of West Fifth Street, in the County of Ventura, State of California, as said lots and street are shown on the map of the Patterson Ranch Subdivision recorded in the office of the County Recorder of said County in Book 8, Page 1 of Miscellaneous Records, described as follows:

Beginning at the southeast corner of Parcel C as shown on the Parcel Map No. 74-24 filed in the office of said County Recorder in Book 19, Page 7 of Parcel Maps, said corner being the easterly terminus of the 3RD course of Annexation No. 4 to the Calleguas Municipal Water District as adopted by the Board of Directors of said Calleguas Municipal Water District on December 7, 1964; thence, along the boundary of said Parcel C and the existing Calleguas Municipal Water District boundary,

- 1st - North 01°13'38" East 45.89 feet to a line that is parallel with and distant 70.00 feet easterly from the westerly line of the parcel described in the Grant Deed to Southern California Edison Company, recorded in the office of said County Recorder on December 22, 1958, as Document No. 56058, in Book 1685, Pages 534-536 of Official Records; thence, leaving said district boundary along said parallel line to and along a line that is either concentric and or parallel with and distant 70.00 feet easterly from said westerly line by the following seven courses:
- 2nd - South 72°39'02" East 948.81 feet to the beginning of a curve concaved southwesterly and having a radius of 320.00 feet; thence, along said curve,
- 3rd - Easterly, southeasterly, and southerly 410.69 feet through a central angle of 73°32'05"; thence,
- 4th - South 00°53'03" West 1007.61 feet to the beginning of a curve concaved northeasterly and having a radius of 530.00 feet; thence, along said curve,
- 5th - Southerly and southeasterly 520.63 feet through a central angle of 56°17'01"; thence,
- 6th - South 55°23'58" East 492.87 feet to the beginning of a curve concaved southwesterly and having a radius of 320.00 feet; thence, along said curve,
- 7th - Southeasterly and southerly 232.60 feet through a central angle of 41°38'48"; thence,

- 8th - South $13^{\circ}45'10''$ East 87.66 feet to said Calleguas Municipal Water District boundary; thence, along said boundary,
- 9th - North $88^{\circ}47'04''$ West 72.46 feet to the southerly prolongation of said westerly line of said Southern California Edison Company parcel; thence, along said prolongation to and along said westerly line by the following seven courses:
- 10th - North $13^{\circ}45'10''$ West 68.94 feet to the beginning of a curve concaved southwesterly and having a radius of 250.00 feet; thence, along said curve,
- 11th - Northerly, and northwesterly 181.72 feet through a central angle of $41^{\circ}38'48''$; thence,
- 12th - North $55^{\circ}23'58''$ West 492.87 feet to the beginning of a curve concaved northeasterly and having a radius of 600.00 feet; thence, along said curve,
- 13th - Northwesterly, and northerly 589.40 feet through a central angle of $56^{\circ}17'01''$; thence,
- 14th - North $00^{\circ}53'03''$ East 1007.61 feet to the beginning of a curve concaved southwesterly and having a radius of 250.00 feet; thence, along said curve,
- 15th - Northerly, northwesterly, and westerly 320.85 feet through a central angle of $73^{\circ}32'05''$; thence,
- 16th - North $72^{\circ}39'02''$ West 1025.64 feet to said Calleguas Municipal Water District boundary; thence, along said boundary,
- 17th - South $88^{\circ}47'04''$ East 93.25 feet to the point of beginning.

5.887 Gross Acres
-0.106 Road Acres
5.781 Net Acres



[Signature]
10 April 2001

LAFCO 01-14-A2
RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION APPROVING A SIX-MONTH
EXTENSION OF TIME FOR CITY OF OXNARD - NORTH
SHORE REORGANIZATION NO. 2

WHEREAS, the Ventura Local Agency Formation Commission (LAFCO) approved the City of Oxnard – North Shore Reorganization No. 2 on June 13, 2001; and

WHEREAS, Government Code Section 57001 requires that a certificate of completion be recorded within one year after LAFCO approved the reorganization proposal, unless extended by LAFCO; and

WHEREAS, on May 15, 2002 LAFCO approved an extension of time until June 30, 2003 for the certificate of completion to be recorded in order for Coastal Commission action to occur relating to the proposal; and

WHEREAS, the City of Oxnard has submitted a request to LAFCO to extend the time for the recordation of a certificate of completion for an additional six-month time period so that the City can consider a Coastal Development Permit relating to the proposal; and

WHEREAS, the request was submitted prior to the expiration of the one year time limit set forth in Section 57001, and all LAFCO fees have been paid; and

WHEREAS, approval of a Coastal Development Permit by the City of Oxnard and a related Coastal Development Permit from the County of Ventura for a site to be used as a rare and endangered species plant propagation area are prerequisite actions for services to be necessary; and

WHEREAS, denial of the request to extend the time for the recordation of a certificate of completion could cause the reorganization to be completed prior to final action by the City of Oxnard, and prior to the need for services to be provided to the reorganization area; and

WHEREAS, no new issues or impacts have been raised since LAFCO's approval of the reorganization proposal which were not known and considered at the time of approval; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the requested extension of time, including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, LAFCO finds the requested extension of time to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The Executive Officer's Staff Report and Recommendation dated June 11, 2003 is adopted.
- (2) The time frame for recording a certificate of completion to complete proceedings for LAFCO 01-14 City of Oxnard – North Shore Reorganization No. 2 is hereby extended to December 31, 2003.
- (3) All provisions, terms and conditions of the resolution approving LAFCO 01-14, dated June 13, 2001, shall remain in effect.

This resolution was adopted on June 11, 2003.

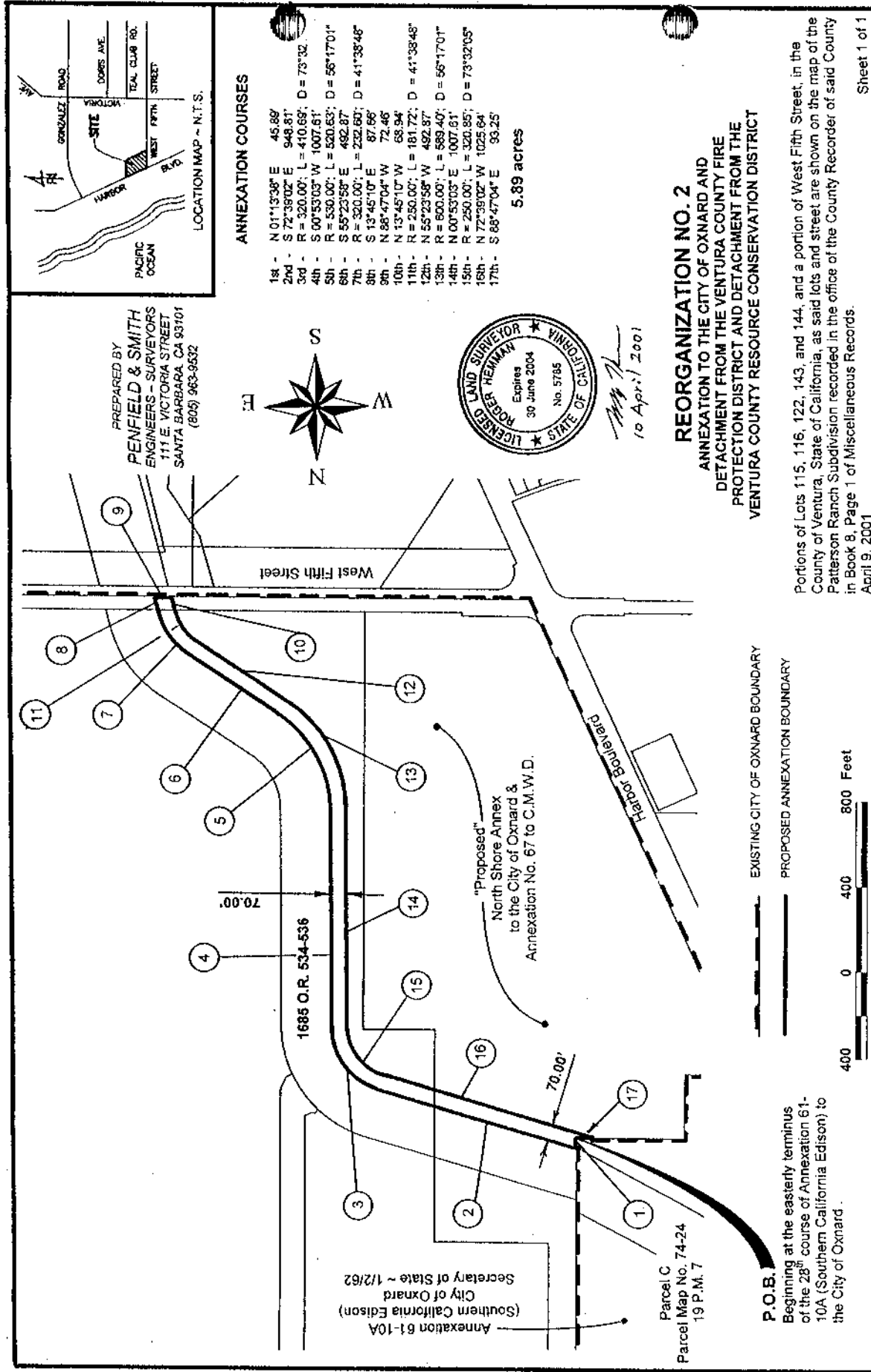
AYES:

NOES:

ABSTAINS:

Dated: _____
Chair, Ventura Local Agency Formation Commission

Copies: City of Oxnard
Ventura County Surveyor
Ventura County Planning



Portions of Lots 115, 116, 122, 143, and 144, and a portion of West Fifth Street, in the County of Ventura, State of California, as said lots and street are shown on the map of the Patterson Ranch Subdivision recorded in the office of the County Recorder of said County in Book 8, Page 1 of Miscellaneous Records.

**NORTH SHORE
REORGANIZATION NO. 2**
**ANNEXATION TO THE CITY OF OXNARD AND
DETACHMENT FROM THE VENTURA COUNTY FIRE
PROTECTION DISTRICT AND DETACHMENT FROM THE
VENTURA COUNTY RESOURCE CONSERVATION DISTRICT**

Portions of Lots 115, 116, 122, 143, and 144, and a portion of West Fifth Street, in the County of Ventura, State of California, as said lots and street are shown on the map of the Patterson Ranch Subdivision recorded in the office of the County Recorder of said County in Book 8, Page 1 of Miscellaneous Records, described as follows:

Beginning at the southeast corner of Parcel C as shown on the Parcel Map No. 74-24 filed in the office of said County Recorder in Book 19, Page 7 of Parcel Maps, said corner being the easterly terminus of the 28th course of Annexation 61-10A (Southern California Edison) to the City of Oxnard as filed with the Secretary of State on January 2, 1962; thence, along the boundary of said Parcel C and the existing City of Oxnard boundary,

- 1st - North 01°13'38" East 45.89 feet to a line that is parallel with and distant 70.00 feet easterly from the westerly line of the parcel described in the Grant Deed to Southern California Edison Company, recorded in the office of said County Recorder on December 22, 1958, as Document No. 56058, in Book 1685, Pages 534-536 of Official Records; thence, leaving said city boundary along said parallel line to and along a line that is either concentric and or parallel with and distant 70.00 feet easterly from said westerly line by the following seven courses:
- 2nd - South 72°39'02" East 948.81 feet to the beginning of a curve concaved southwesterly and having a radius of 320.00 feet; thence, along said curve,
- 3rd - Easterly, southeasterly, and southerly 410.69 feet through a central angle of 73°32'05"; thence,
- 4th - South 00°53'03" West 1007.61 feet to the beginning of a curve concaved northeasterly and having a radius of 530.00 feet; thence, along said curve,
- 5th - Southerly and southeasterly 520.63 feet through a central angle of 56°17'01"; thence,
- 6th - South 55°23'58" East 492.87 feet to the beginning of a curve concaved southwesterly and having a radius of 320.00 feet; thence, along said curve,
- 7th - Southeasterly and southerly 232.60 feet through a central angle of 41°38'48"; thence,

- 8th - South $13^{\circ}45'10''$ East 87.66 feet to said City of Oxnard boundary; thence, along said boundary,
- 9th - North $88^{\circ}47'04''$ West 72.46 feet to the southerly prolongation of said westerly line of said Southern California Edison Company parcel; thence, along said prolongation to and along said westerly line by the following seven courses:
- 10th - North $13^{\circ}45'10''$ West 68.94 feet to the beginning of a curve concaved southwesterly and having a radius of 250.00 feet; thence, along said curve,
- 11th - Northerly, and northwesterly 181.72 feet through a central angle of $41^{\circ}38'48''$; thence,
- 12th - North $55^{\circ}23'58''$ West 492.87 feet to the beginning of a curve concaved northeasterly and having a radius of 600.00 feet; thence, along said curve,
- 13th - Northwesterly, and northerly 589.40 feet through a central angle of $56^{\circ}17'01''$; thence,
- 14th - North $00^{\circ}53'03''$ East 1007.61 feet to the beginning of a curve concaved southwesterly and having a radius of 250.00 feet; thence, along said curve,
- 15th - Northerly, northwesterly, and westerly 320.85 feet through a central angle of $73^{\circ}32'05''$; thence,
- 16th - North $72^{\circ}39'02''$ West 1025.64 feet to said City of Oxnard boundary; thence, along said boundary,
- 17th - South $88^{\circ}47'04''$ East 93.25 feet to the point of beginning and containing 5.89 acres.



[Signature]
10 April 2001